

Record of Environmental Consideration (REC)

REC FY05-27

From: DPW, Environmental Division

Project title: AAFES Town Center

- 1. Project Description:** AAFES will be constructing a new MCSS with alterations, UPS, Subway, Starbucks, Dental Clinic, Pizza Hut, and books & video rental combined in a total of four buildings. The approximate square footage is 23,000.
- 2. Mission Effects:** The mission of the NTC and Fort Irwin is to "Provide tough realistic combined arms and joint training focused at the battalion task force and brigade level, to assist commanders in training the soldiers, leaders, and units of America's army for success on the modern battlefield. Provide feedback to improve the force. Take care of soldiers, civilians and family members." This project adds the mission by giving the soldiers newer and more varied choices of food and entertainment.
- 3. Location:** Inside the RCI Housing Community footprint.
- 4. Environmental Effects:** This project takes place inside the cantonment area, the project area is highly disturbed and provides very little value as sensitive wildlife habitat; the area also does not support large amounts of vegetation. The area was and is highly disturbed from the construction of housing units and the project is not likely to have any increased adverse environmental affects.

Noise and traffic impacts are possible with this project due to the possible closing of road(s) for the project. Noise complaints will be managed by the public affairs office and handled according to protocol set forth in the Fort Irwin Environmental Noise Management Program (2000). Potential traffic impacts that may occur will be handled by erecting signs where necessary. Fort Irwin will be responsible for mitigating all traffic impacts.

- 5. Anticipated date and/or duration of proposed action:** October 2005 through September 2008
- 6. Screening Criteria for Using a Categorical Exclusion:** This Categorical Exclusion/Record of Environmental Consideration meets the screening criteria as required in 32 CFR 651.29 (a). The action has not been segmented. No exceptional circumstances exist as defined under section (b) of 32 CFR 651.29. One (or more) CX encompasses the proposed action. There will be no cumulative effects on the environment as a result of this action. This action is not a major federal action significantly affecting the quality of the human environment. There are no threatened or endangered species (or critical habitat), significant

archaeological resources, National Registered or National Register eligible historical sites, or other statutorily protected resources.

7. Reason for using record of environmental consideration:

- a. Is covered in an existing X EA EIS


Entitled and Dated: EA FY03-XX Army Residential Communities Initiative

The EA/EIS may be viewed at: See the NEPA Coordinator (building 602) or the RCI Office (building 826).

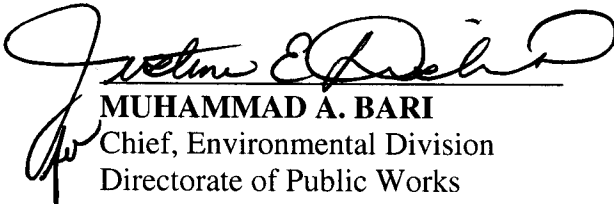
- b. Is categorically excluded under the provisions of CX 32 CFR 651 (March 29,2002), Subpart D, (and no extraordinary circumstances exist as defined in paragraph 4-3), because:


RYAN P. LONG
NEPA Coordinator
Directorate of Public Works


DATE: 5/22/2005


WILLIAM M. QUILLMAN
Natural and Cultural Resources Team Lead
Directorate of Public Works

DATE: 6/22/2005


MUHAMMAD A. BARI
Chief, Environmental Division
Directorate of Public Works

DATE: 6/24/05


PAUL D. CRAMER
LTC, EN
Director of Public Works

DATE: 28 June 05

RECORD OF ENVIRONMENTAL CONSIDERATION (REC)

TO: Environmental Division (NEPA Coordinator)
Building 385,
Fort Irwin, CA
Attn: Ryan P. Long
760-380-3088

FROM: HQ AAFES (RE-E, Smith)
P.O. Box 660202
Dallas, TX 75266-0202
(214) 312-2109 smithgregory@aafes.com

PROJECT TITLE: Construct AAFES Town Center in the Residential Community Initiative (RCI). PN # 4742-03-000002

Brief Project Description: Construct new MCSS with alterations, UPS, Subway, Starbucks, Dental Clinic, Pizza Hut, and books & video rental combined in four buildings, approx 23,000 sf. In the RCI Community.

Anticipated date and/or duration of proposed action: Estimated construction period is October 2005 – September 2008.

Proponents Signature James E. Hubbard **Date:** 22 June 2005

Installation to complete the items below:

Reason for using a REC: (choose one)

- a. Adequately covered in an existing EA/EIS entitled (name), (dated).
The EA/EIS may be reviewed at (location). Or,
- b. Is categorically excluded under the provisions of CX_CFR Part 651.29(1)(2)(3), AR 200-2, Appendix A (and no extraordinary circumstances exist as defined in Para 4-3) Or,
- c. Upon review, an EA is required for this project.

(Installation Environmental Coordinator)

(Date)

Variation from this format is acceptable provided basic information and approvals are included in any modified document.

Long, Ryan

From: Smith, Gregory P. [SmithGregory@aafes.com]
Sent: Wednesday, June 22, 2005 10:18 AM
To: longrp@irwin.army.mil
Cc: Seth, Virendra C.; Hubbard, James, Lt Col, AAFES HQ RE
Subject: Ft Irwin/AAFES Town Center REC



RECFTIrwin Town
center.pdf

Ryan, once again sorry for the confusion. The original REC that we had on file was incorrect. I have placed the project information on a simplified REC form that we have been utilizing. I could not edit the original pdf that was prepared for the Dual Foods or this project. Please see the attached signed REC and submit it back to us with your decision and signature or resubmit a Ft Irwin REC format if you wish. Thanks for your assistance, Greg Smith

<<RECFTIrwin Town center.pdf>>

Long, Ryan

From: Smith, Gregory P. [SmithGregory@aafes.com]
Sent: Tuesday, June 21, 2005 10:05 AM
To: Long, Ryan
Subject: RE: Town Center

Ryan, I need to wait until the PM is in or talk with someone regarding this project. I think the town center encompasses the dual food facility but I am not sure. As soon as I get the answers I will go back and check to see if the original REC that I sent is correct. Sorry for the confusion but I think we have two different projects. Thanks, Greg

-----Original Message-----

From: Long, Ryan [mailto:LongRP@IRWIN.ARMY.MIL]
Sent: Tuesday, June 21, 2005 10:43 AM
To: Smith, Gregory P.
Subject: RE: Town Center

sorry I didn't attach it, here it is

-----Original Message-----

From: Smith, Gregory P. [mailto:SmithGregory@aafes.com]
Sent: Tuesday, June 21, 2005 6:01 AM
To: Long, Ryan
Cc: Hubbard, James, Lt Col, AAFES HQ RE; Seth, Virendra C.
Subject: RE: Town Center

Ryan, thanks for the info! I went ahead and found the original REC that was never signed off. I think it should be very easy to reference the EA and apply a CX for the record. See attached REC. Give me a call or e-mail if you have problems or need anything. Greg Smith
(214-312-2109)

-----Original Message-----

From: Long, Ryan [mailto:LongRP@IRWIN.ARMY.MIL]
Sent: Monday, June 20, 2005 11:50 AM
To: Smith, Gregory P.
Subject: Town Center

Mr. Smith,

I just wanted to let you know that after talking to LTC Hubbard I started looking into whether the town center was covered in the RCI housing documents. The town center is directly mentioned and therefore covered under the existing RCI environmental assessment. As far as the environmental/NEPA is concerned you are good to go. Let me know if you need anything else.

Ryan P. Long
NEPA Coordinator
(760) 380-3088
ryan.paul.long@us.army.mil